



ASSOCIATION NEWSLETTER

October 4, 2014

DOG WASTE FOUND IN RECYCLING CAN

It's been reported that someone(s) from 7628 may have been disposing their pet waste into a recycling can. Obviously, this is inappropriate and it contaminates the whole recycling cart. If you are doing this (or know the person(s) that is doing this), please let him/her/them know that they are doing a great disservice to everyone. Please properly dispose pet waste in the trash dumpster.

Speaking about pet waste, please remember to pick up after your pet. Your neighbors appreciate your help.

CHRISTMAS BONUS FOR OUR GARDENER SUGGESTED

Now that October is here, believe it or not, the holidays are just around the corner. For the past several years, because of your generosity, our gardener has received a wonderful and generous holiday gift. Well, here we are at that time of the year again. As you know, our gardener, Jose Soto, has been and is a diligent worker. He takes great pride in his work and our landscape reflects it. If you wish, you can give him a token gift, as a way of showing your appreciation. Again, if you would like to send him a gift, this is strictly optional, please make your check payable to "Jose Soto", and put in the Memo Line, "EG Gardener". Please send your check to the Association, c/o 3944 State St #200, Santa Barbara, CA 93105. What we'd like to do is to collect the checks and give them to him sometime before Christmas. Thank you again for your generosity and for your consideration.

CLOSED UTILITY DOORS ENHANCED LOOKS OF UNIT

Keeping your utility doors closed (where may water heaters and/or laundry machines are kept) will help your unit to look neat and clean, especially if you live on the ground floor where they can be easily seen. Otherwise, your unit and building may look unsightly. Keeping your utility doors closed will also protect your belongings from the weather. Thank you for your cooperation.

CALL THE GAS COMPANY TO CHECK ON FURNACE

At this moment, it's difficult to think about having your furnace on when it's quite warm. However, to beat the rush, you may want to call the Gas Co. to check your furnace. Usually, there is no charge. You can call 1-800-427-2200 and follow the menu or prompt. The Gas Co. will not clean, repair or maintain your furnace unit but they will inspect and if needed, tell you the condition of your unit.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations must have the Board's pre-approval. Otherwise, the Board will ask you to restore the common area at your own cost or have it done and pass all related costs on to you. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thank you.

FACILITIES HOURS OF OPERATION REMINDER

The pool, spa, sauna and adjoining areas are open seven days a week (Sunday - Saturday) during the following hours:

Sunday - Thursday 7 AM - 10 PM

Friday - Saturday 7 AM - 11 PM

The Exercise Room will be open:

Sunday – Saturday 7AM – 8PM

Please respect these hours of operation. They are designed with the consideration of your neighbors and fellow residents in mind. Be aware that both residents and non-residents found using these facilities after the posted hours of operation are trespassing, and, therefore, can be treated accordingly.

PARKING POLICY REITERATION

Parking in unassigned spaces is limited to 72 hrs (unless otherwise posted) - except on the east side of the Phase III main lot (east side of complex), where designated long-term parking is provided for authorized vehicles in compliance with all the regulations. Please respect these posted parking time limits.

Violators are subject to removal of their vehicles from the Grove property at the vehicle owner's expense. Unless immediate removal is required, a one-to-three day notice will be posted, depending on the type of violation. The vehicle will then be removed. A notice or warning of violation is a courtesy. Flagrant violators or repeat offenders are subject to immediate towing for parking violations without further notice or warning.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the

Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for **Thursday, October 9, 2014**, at 6PM, at the Meeting Room of Bldg 7610 at our complex. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

Prepared by: **BARTLEIN & COMPANY, INC.**

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